

**TITLE: REPLACE FIRE STATION - NEW AIRCRAFT RESCUE AND FIRE FIGHTING FACILITY,  
Project # KJAQ099058**

**Solicitation Number:** W9133L-16-B-0001 **Notice Type:** Pre-solicitation (Synopsis)

**NAICS Code:** 236220 Commercial and Institutional Building Construction

**Summary of Work / Description of Requirement:** National Guard Bureau Operational Contracting Division (NGB-AQ) intends to issue an Invitation for Bid (IFB) to award a single firm-fixed-price contract for the construction of the New Aircraft Rescue and Fire Fighting Facility (Fire Station) located at Kingsley Air Base, Klamath Falls OR, Project Number KJAQ099058. The magnitude of this project is between \$5,000,000.00 and \$10,000,000.00. The scope of this project includes, but is not limited to, all work necessary for the construction of a new freestanding one-story building of approximately 17,350 square feet, with an interior mezzanine of approximately 1,400 additional square feet. The facility will house all functions provided by the Kingsley Field Fire Department (KFFD) in support of the primary crash fire rescue mission. The building will include administrative office space, training rooms, locker rooms, restrooms, a laundry, a kitchen, equipment storage space, bunkrooms, living space, and an apparatus bay consisting of four drive through bays at two vehicles deep. The building will be fully Additional Flight Training Period (ATFP) compliant and accessible to the extent required under American with Disabilities Act (ADA) standards, with exterior finishes including Exterior Insulation Finishing System (EIFS), textured Concrete Masonry Unit (CMU), storefront assemblies, glazing, and a standing seam metal roof. Primary structural system is steel framing supported on reinforced concrete footings, with masonry walls. Primary mechanical cooling and heating is provided by a variable refrigerant flow system, supplemented by gas-fired finned tube radiators and radiant heaters. Building ventilation includes a vehicle exhaust system at the apparatus bay. Fire protection is provided by a wet pipe sprinkler system and fire alarm. Work includes associated electrical power and lighting with emergency generator backup; water and wastewater systems; intrusion detection and access control systems; and data and communications systems. Site work includes underground utility extensions; underground storm water detention system; concrete sidewalks, driveways and bi-pass road; soils, trees, plantings, and shrubbery; and site furnishings. The project will obtain US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Silver certification.

In addition to the base bid item for the above work, the solicitation will include (5) Five option items for this project: 1) Landscape Irrigation 2) Radiant Heat Piping System 3) Split Face Veneer Block Wainscot in lieu of EIFS 4) Polished Concrete in lieu of VCT throughout Facility 5) Roof Tie-Down Anchor System

Monaco Fire Suppression System is a sole source brand name requirement.

The North American Classification System (NAICS) code for this work is 236220. This is a total small business set -aside. The small business size standard is \$36.5 million average annual revenue for the previous three years. FAR Clause 52.219-14(c) (3) LIMITATIONS ON SUBCONTRACTING which states, "By submission of an offer and execution of a contract, the Offeror/Contractor agrees that in performance of the contract in the case of a contract for General construction, the concern will perform at least 15 percent of the cost of the contract, not including the cost of materials, with its own employees" applies to this project.

The tentative date for issuing the solicitation is **September 5th, 2016**. A formal site visit will be scheduled and included in the solicitation. The duration of this contract will be **365 days**. A bid bond in the amount of **20%** of the offer will be required.

The solicitation and associated information and the plans and specifications will be available only from the Federal

Business Opportunities (FedBizOpps) website at <https://www.fbo.gov>. FedBizOpps is a web-based dissemination tool designed to safeguard acquisition-related information for all Federal agencies. Interested bidders/offerors must register with FedBizOpps before accessing the system. FedBizOpps registration requires the following information: 1) DUNS Number OR you will be prompted to input your company's information such as legal name, address, telephone number, and email address. Registration instructions can be found on the FedBizOpps website at [https://www.fbo.gov/downloads/FBO\\_Vendor\\_Guide.pdf](https://www.fbo.gov/downloads/FBO_Vendor_Guide.pdf). (Please note the registration for access to the secure site takes approximately 14 business days. (IT IS YOUR RESPONSIBILITY TO PLAN ACCORDINGLY))

Contractors who do not already have a MPIN are advised that the normal processing is approximately 14-30 business days to obtain a MPIN password. This MPIN password will give access to the plans and specifications, which are located in the controlled access location on FBO. Offerors who have registered with FedBizOpps must access the data for this solicitation with their MPIN. Offerors cannot log into the FedBizOpps home page and search for data.

DISCLAIMER: The official plans and specifications are located on the official government webpage and the Government is not liable for information furnished by any other source. Amendments, if/when issued, will be posted to <https://www.fbo.gov/> for electronic downloading. This will normally be the only method of distributing amendments prior to closing; therefore, it is the offeror's responsibility to check the website periodically for any amendments to the solicitation. Websites are occasionally inaccessible due to various reasons. The Government is not responsible for any loss of Internet connectivity or for an offerors inability to access the documents posted on the referenced web pages. The Government will not issue paper copies or CD/DVDs.

Primary Point of Contact:

CPT Richard Harvey

Contract Specialist

[Richard.a.harvey5.mil@mail.mil](mailto:Richard.a.harvey5.mil@mail.mil)

Phone: 503-584-3773

Secondary Point of Contact:

SANDRA M. KENZIE,

Contracting Officer

[sandra.m.kenzie.civ@mail.mil](mailto:sandra.m.kenzie.civ@mail.mil)

Phone: 586-239-5375